

MORTGAGE
GREENVILLE CO. S. C.

140-830
This form is used in connection with mortgages insured under the new four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

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DONALD S. TANNER, CLERK
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald R. McAbee and Cathy R. McAbee of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Collateral Investment Company

organized and existing under the laws of **Alabama**, a corporation
hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Sixteen Thousand, Seven Hundred Fifty--**
Dollars (\$16,750.00), with interest from date at the rate
of **eight and one-half** per centum (**8 1/2**) per annum until paid, said principal
and interest being payable at the office of **Collateral Investment Company**
in **Birmingham, Alabama**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One**
Hundred Thirty-Five and 01/100 ----- Dollars (\$ **135.01**),
commencing on the first day of **October**, 1977, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of **September, 2002.**

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-
gagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does
grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real
estate situated in the County of **Greenville**
State of South Carolina:

**ALL that lot of land with improvements lying on the northeastern side of Donaldson Street in Greenville County, South Carolina, being shown as Lot 59 on a plat of sub-
division for Victor-Monaghan Mills, Section 3, recorded in the RMC Office for Green-
ville County, South Carolina in Plat Book S at Page 181 and having, according to said
plat, the following metes and bounds, to wit:**

BEGINNING at an iron pin on the northeastern side of Donaldson Street at the corner of
Lot 58 and running thence N. 10-41 E. 98.3 feet to an iron pin on a 15-foot alley; thence
with said alley, S. 79-26 E. 75 feet to an iron pin at the corner of Lot 60; thence with
Lot 60, S. 10-41 W. 98.5 feet to an iron pin on Donaldson Street; thence with the north-
eastern side of Donaldson Street, N. 79-30 W. 75 feet to an iron pin, the beginning
corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of
Billy F. Gilliard and Sharen A. Gilliard dated August 31, 1977, as recorded in the RMC
Office for Greenville County, South Carolina in Deed Book **1064**, Page **7**, on
September **1**, 1977.

The mortgagor covenants and agrees so long as this mortgage and the said note secured
hereby are insured under the National Housing Act, he will not execute or file for record
any instrument which imposes a restriction upon the sale or occupancy of the mortgage
property on the basis of race, color, or creed. Upon any violation of this undertaking,
the mortgagee may, at its option, declare the unpaid balance of the mortgage immediately
due and payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in
any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom,
and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in
connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns
forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty
(30) days prior to prepayment.

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